

08 February 2024

Attention: Joyce Li,
Senior Town Planner
Wyndham City Council

Subject: Response to Request for Further Information

Planning Application No: WYP13918/22.01

Property Address: 48 Mambourin Street, Werribee VIC 3030

We refer to the above application number and are pleased to submit this response to council's RFI. Thank you for the time and consideration during this RFI response.

Please refer to the following attachments:

1. Cover letter.
2. Title Certificate.
3. Architectural Plans.

Please note that for ease all changes have been clouded in red.

Council Comment	Application Response
1. A full copy of land title, including any plan of subdivision and any registered covenants/Section 173 Agreements, that is no more than 30 days old.	Refer to attached.
2. More details on the proposed changes – Kindly elucidate the proposed changes by specific numbers and detailed information. A comprehensive planning assessment should also be provided to demonstrate the use and development aligns with the provisions of the Planning Policy Framework and Zoning of the subject site, ensuring that the proposed changes do not pose any adverse impacts on neighbouring properties and the surrounding area.	Referring to the Condition Response submitted 20 December 2023, the changes as noted in the left-hand column were proposed. More detailed information has been provided for each proposed change in the column on the right. Refer also to the attached updated town planning assessment below.
a) Internal layout changes and Ground floor footprint increased. b) Relocation and size of Rain gardens, c) Services put in place at the front of the building as per service engineer design, d) First floor footprint has increased in size,	a) Internal layout changes include the relocation of kid's rooms, kitchen, and toilets to improve spaces and better satisfy childcare standards for circulation. The ground floor footprint has increased towards the rear by 50m ² . Additionally, the extension of Room 5 results in

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C. KAIROUZ
ARCHITECTS

PLEASE NOTE: The plans that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 16/02/2024

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 1 of 6

PLEASE NOTE: The plans that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 16/02/2024

<ul style="list-style-type: none"> e) First floor layout has been amended, f) First Floor terrace's size increased, g) External staircase fire emergency exit on Southern elevation as per Fire engineering requirements, h) Window size and type have been changed, i) First floor – North Elevation – external cladding changed to render, j) Building overall height has been increased. The reason is to accommodate services within floor thickness and structure. k) Easement provided with in the property for new sewer services, l) Two skylights provided in Room 6, m) External signage at the entry has been changed. n) Deletion of the gate to the vehicle entry. 	<ul style="list-style-type: none"> an extension of respectively 1765mm and 2161mm towards the south-east. b) Raingarden at the front of the property relocated further south and Raingarden in proximity of the carpark has been slightly moved toward west to allow space for the proposed sewer easement. c) As per Service Engineer Design, services cupboards have been put in place at the front of the building on the ground floor and an easement has been provided within the eastern playground and carpark for new sewer assets. d) First floor footprint has slightly changed at the western side and has increased towards east side by 515mm. e) First floor internal layout has been amended to introduce DDA Toilet, Services, and Planning Room. Toilet and storage rooms have been increased to improve circulation and to satisfy childcare standards. f) First floor terrace has increased towards East side by 1450mm and towards south side by 2360mm. g) An additional Fire Emergency exit on southern elevation and associated external staircase has been added, as per Fire Engineering requirements. h) Window sizes and types have been changed throughout the building to improve natural light and ventilation. i) First floor north elevation has been changed to render in lieu of timber look cladding. j) Building overall height has been increased by approximately 1.3m to accommodate services within floor thickness and structure. k) Two skylights have been provided within Room 6 at the First Floor. l) External signage's design at the entry has been changed as per Childcare Management's request.
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Preliminary Assessment

Council Comment	Application Response
The proposed location of the pedestrian link is not ideal. The area between the northern and southern parking spaces should be exclusively retained for vehicular turning, and there is a safety apprehension regarding children navigating within this space. It is advised to position the walkway along the building facade, extending it towards the entry. However, this matter has been referred to Council’s Traffic Engineering team for additional insights, alternative solutions may be considered. Any further referral response will be communicated accordingly.	Noted and following conversations with Council, has been deleted.
Dimensions of the disabled car space needs to be amended in accordance with Permit Condition 30 ‘Accessible car parking spaces must be provided in accordance with AS2890.6 – 2009’	In compliance with Condition 30 the dimensions of the DDA Space have been amended to 2600mm by 5400 mm. Refer to sheets A07 and A08.
Please note Council has referred the application to the Sustainability (to review the amended SDA), Technical Engineering and Drainage departments for comment. At the time of sending this correspondence, comments have not been received by the Planning Officer. This may result in the need for further clarification on matters or documentation which has not been requested in this letter. If any such matters arise, I will advise accordingly.	Noted.

Planning assessment of proposed changes detailed in point of the above RFI:

The introduction of a DDA toilet, services and planning room and the alterations to the internal layout successfully improve accessibility and circulation in line with the childcare standards in addition to local and state policies 15.01, 15.01-1S and 2.03. Each noting the importance of accessibility and appropriate circulation for designated land use.

The proposed increases in building height and ground floor footprint sees no impact on the proposed shadows impacting the adjacent sites but rather a more accessible and useable outcome for the children. This positive outcome ensures the objectives of both local and state planning policies are met, including the consideration of clause 32.08-14 and the impacts of overshadowing on existing POS, windows and solar roof systems within a general residential zone.

The increase to the ground floor footprint has resulted in an increase in the first-floor terrace size to ensure that the standards for childcare facilities and outdoor play space are met, as there are no increase to overshadowing or overlooking the change is deemed as a positive outcome and sees greater benefit to its users.

Noting that both the proposed minor increase to the site's footprint and alterations to internal layout seek to better accommodate the use of the site for children and sees no contemplation of an increase to this permitted number.

The location of service cupboards to the front of the building as per the instruction of the Services Engineer Design ensures that ongoing maintenance and accessibility to these services can be made easily and safely.

Clause 15.01-2L-01 'Environmentally Sustainable Development,' aims to ensure the best practice in environmentally sustainable design throughout construction and operation. 'Indoor environmental quality,' seeks to prioritising passive design to achieve thermal comfort and access to fresh air and daylight. Changes to the window sizes and types ensure that passive access to fresh air, daylight and natural ventilation are provided. The introduction of two skylights within Room 6 provide additional access to natural daylight through passive design.

The introduction of an easement within the eastern playground and carpark for new sewer assets successfully aids in achieving the objectives of Clause 19.03-5S 'Waste and Resources Recovery,' and ensures the long-term viability of waste and resources management and where possible recovery.

Fire safety and evacuation accessibility are ensured by the introduction of an external staircase to the Southern elevation. This allows for the necessary the safe and efficient accessibility to and from the first floor in line with Clauses 13.07-1S and 13.07-1L.

The alterations to signage are deemed to be minor and are within the standards of the previously approved signage.

With regards to the scale and size, Clause 15.01-5L is of relevance and consideration.

CLAUSE 15.01-5L AND THE WYNDHAM PREFERRED CHARACTER.

The following is a direct response to objectives:

Preferred Character Guideline	Response
<i>To retain the garden settings of buildings and the tree canopy of neighbourhoods.</i>	Referring to floor plans, landscape abilities remain generous throughout the site. With regards to the front setback change to the Mambourin Street frontage, the massing is toward the Ballan Road, seeing a relief of form and maintenance of the ability to landscape generously.
<i>To maintain the rhythm of spacing between buildings</i>	No change proposed.
<i>To minimise the loss of front garden space and the dominance of car parking structures.</i>	No change to car parking layout.

Date Plans Provided: 16/02/2024

<i>To ensure new buildings or extensions do not dominate the streetscape.</i>	Principally, there is no change.
<i>To provide innovative and contemporary architectural responses that make a positive contribution to the streetscape character.</i>	No change.
<i>To respect the pattern of frontage treatment within the area.</i>	No change.
<i>To integrate buildings and landscape settings with open space and creek or river-side environs.</i>	The timber materials proposed particularly respond to the directives of complementing a landscaped setting and is has not changed from the permit.
<i>To ensure that the type, scale and design of development complements the neighbourhood character.</i>	The minor increases to the upper level balcony remain in principal with the objective with character and scale maintained.
<i>To minimise the loss of backyard areas and established vegetation</i>	No change

Clause 15.01-5L identifies the site as part of the *Garden Suburban Precinct*. The following is a response to objectives:

OBJECTIVES OF THE GARDEN SUBURBAN PRECINCT	RESPONSE
<i>Retain the older, 'character' buildings of the Victorian, Edwardian or Interwar eras</i>	NO CHANGE
<i>Provide new canopy trees where lacking.</i>	NO CHANGE

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 5 of 6

Date Plans Provided: 16/02/2024

<i>Provide open frontages with low front fencing or no fencing.</i>	DELETION OF THE VEHICLE ENTRANCE GATE SEES AN IMPROVEMENT TO THE FENCING OUTCOME AND ALLOWS PERMEABLE VIEWS.
<i>Interface development with adjacent open spaces and creek or river corridors.</i>	NO CHANGE

We trust this response now satisfies and resolves all concerns raised. In the event this is not the case, please consider this letter as an additional extension of time to complete whatever is outstanding to Council.

Please do not hesitate to contact me should there be any queries.

Kind regards,



Sue Sukkar

Senior Associate

Registered Town Planner (MPIA)

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